

# CERTIFICATE OF PUBLICATION

From THE NEWS-POST

Frederick, Md.

**COVAHEY AND BOOZER**  
Attorneys at Law  
614 Bosley Avenue  
Towson, Maryland 21204  
828-9441

## SUBSTITUTED TRUSTEES' SALE OF VALUABLE FEE SIMPLE DWELLING PROPERTY KNOWN AS NO. 102 SUMMIT AVENUE THURMONT, MARYLAND 21788

Under and by virtue of the power of sale contained in a certain Deed of Trust from John Michael O'Connell and Maureen W. O'Connell, his wife, to Harry E. Chesman and James A. Taylor, Trustees dated the 17th day of November, 1980, and recorded among the Land Records of Frederick County in Liber C.C.K. No. 1132, folio 111, and Declaration of Substitution of Trustees dated August 26, 1986, and recorded as aforesaid in Liber C.C.K. No. 1363, folio 700, substituting F. Vernon Boozer and Edward C. Covahey, Jr. as Substituted Trustees under the Deed of Trust aforesaid, by GMAC Mortgage Corporation of PA, the current holder of the Note(s) secured thereby, the Insurer thereof being the Veterans Administration, and default having occurred under the terms thereof, the undersigned Substituted Trustees will offer for sale at public auction at the Courthouse door, Frederick, Maryland, on:

**FRIDAY, OCTOBER 24, 1986  
AT 4:30 P.M.**

All that lot of ground and the improvements thereon situate in Frederick County, State of Maryland, and described as follows:

BEGINNING at an iron pipe on the south side of Woodland Avenue at the end of 15.0 feet on the fourth or South 56 degrees East 422.5 feet line described in a deed from Leonard R. Waesche and wife to Hugh A. C. Sylvester dated July 25, 1919 and recorded in Liber 328, folio 488, also at the end of the third line described in a deed from Laura G. Sylvester, unmarried, to Ernest P. Hammaker, and Edith H. Hammaker, his wife, dated November 28, 1951 and recorded in Liber 498, folio 150, and running thence by and with the outlines described in said deed from Leonard R. Waesche and wife two courses and distances, (1) by and with the south side of Woodland Avenue South 56 degrees East 407.5 feet to a monument, a corner of the adjoining Clark and Fraley Subdivision as shown on plat recorded in Plat Book #3, folio 50, thence by and with said subdivision (2) South 34 degrees West 270.0 feet to an iron pipe at the end of the second line described in a deed from Laura G. Sylvester to Ernest P. Hammaker and wife dated December 8, 1952 and recorded in Liber 510, folio 239, thence by and with the lines of said deed reversed two courses and distances, (3) North 56 degrees West 280.00 feet to a monument, (4) North 20 degrees West 120.1 feet to a monument on the fourth line described in the aforesaid deed from Laura G. Sylvester to Ernest P. Hammaker and wife dated November 28, 1951 and recorded in Liber 498, folio 150, thence by and with said fourth line reversed (5) North 25 degrees 21 minutes East 201.7 feet to the place of beginning, containing 2.328 acres, more or less, the improvements thereon having been known as 102 Summit Avenue.

The improvements thereon consist of a dwelling.

The property will be sold in "As Is" condition, subject to any existing building violations, etc. and also subject to conditions, restrictions and agreements of record affecting same, if any.

**TERMS OF THE SALE:** Cash or certified check deposit in the amount of \$12,300.00 or 10% of the purchase price, whichever is greater, will be required of the purchaser (other than the above-named Holder or the Veterans Administration) at the time and place of sale, balance in cash, immediately within thirty (30) days of the final ratification of the sale by the Circuit Court of Frederick County and to bear interest at the rate of 13% per annum from date of sale to date of settlement. In the event the above-named Holder or the Veterans Administration purchase the property at the sale as the high bidder thereat, no deposit will be required and the requirement of interest on the balance of the purchase price shall be waived. Taxes, water rent and ground rent, if any, to be adjusted to date of sale. All other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to date of sale and assumed thereafter by the purchaser. Cost of all documentary stamps and transfer taxes shall be borne by the purchaser.

**F. VERNON BOOZER  
EDWARD C. COVAHEY, JR.,  
Substituted Trustees**

Frederick, Md. Oct 23, 1986

This is to certify, That the annexed Substituted  
Trustee's Sale was published in The News-Post  
a newspaper published in Frederick County, once a week for  
3 successive weeks prior to the 24th  
day of October, 1986

THE NEWS-POST

Fred A.  
November 3, 1986 Per K. J. McKenney